

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION JANUARY 25, 2010

The Wrightstown Township Board of Supervisors met on Monday, January 25, 2010 in the meeting room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. The meeting was called to order by Chair Chester S. Pogonowski at 5 PM. In attendance were Vice Chair Jane B. Magne, Member Robert S. Lloyd, Solicitor Terry Clemons, Engineer Mario Canales and Township Manager Joseph Pantano.

Chairman Pogonowski announced that the Board had an Executive Session on Thursday, January 12 to discuss issues regarding land acquisition and sale. No decisions were made at the meeting.

Member Jane Magne made a motion to pay the bills of January 25, 2010 as follows: General Fund bills \$106,264.05, Cable Access Fund \$1053.02, Cable Access Fund \$112.96, Open Space Bond Fund \$112.96, Escrow Fund Bills \$50,230.05, Transfers to Payroll Account \$25,000. Member Lloyd seconded the motion. All voted in favor.

The Perry conservation easement issue was tabled at this time.

Chair Pogonowski discussed legal bills and bills in general. There are several developers who have escrow in arrears. The Township has been holding the professional bills waiting for escrow replenishment. Chairman Pogonowski stated that the professionals work for the Township and the bills should be paid. Member Magne stated that the Township is proceeding with reconciling the escrows. Manager Pantano stated that they would need some help from the Solicitor to collect the monies owed.

Member Lloyd said two things must be done: first, the professionals must be paid and second, a process should be in place to notify the developer that the escrow must be replenished. Moreover, the Township will not do any further work until the escrow is replenished. Manager Pantano stated that we are now using a threshold of 35% of the required escrow. If the balance drops to this level, the developers are billed.

Member Lloyd asked about the mechanism for notifying the developer and stopping work. Manager Pantano said he would work with the Solicitor on this. Solicitor Clemons stated he would prepare a standard letter to the developer which would put them on notice that no further work on approvals would be done unless the escrow is replenished. Additionally, it would be put on the Board's agenda for further action.

Chairman Pogonowski stated there are several things to do. First, the professionals must get paid. Chairman Pogonowski asked for a motion. Member Lloyd made a motion to pay the outstanding bills of the consultants. Vice Chair Magne seconded and it was approved unanimously.

Chairman Pogonowski directed the Manager to pay the consultants and the appropriate debit and credits be documented to track the money.

A request for school bus signs on Swamp Road was discussed. Member Magne stated that she had a conversation with the resident requesting the signs. The bus stop is on the opposite side of the street from where the students live and they must cross the road to board. Additionally, it is located at the base of a hill so the oncoming traffic cannot see the bus until it is almost upon it. Member Magne said she would contact the Police Chief to discuss having police presence during student pick up times. She said in some cases the cars continue to go around the bus even though it is stopped.

Member Lloyd asked if it was a site distance problem or the motorists are just ignoring the bus. Member Magne said they are probably going too fast to stop once they see the bus. Chair Pogonowski stated he is not in favor of putting up more signs unless they are tied in with some type of light because they will just be ignored.

Chairman Pogonowski discussed the Trivellini application and the Planning Commission's response. Manager Pantano said that since it is just a sketch plan, the Board should look at it before the applicant proceeds further with the project. Solicitor Clemons summarized some of the Board's concerns. The access and shared driveway for one lot were discussed as was the wetland mitigation area.

Robert Sharp began the presentation for the project. A representative with VanCleeef Engineers presented the project details.

The Board suggested several changes and requested the applicant proceed with the changes and submit for land development.

Solicitor Clemons discussed Heritage Building Group's Warner Meadows development. Representatives from Heritage were present. The Heritage attorney reviewed the project and discussed the Engineer's punch list items. Engineer Canales indicated most punch list items were minor and that the developer has addressed the major items on the list.

There will be a separate maintenance period for the drainage basin. A \$20,000. escrow will be held as part of the maintenance agreement including the basin. The outstanding \$37,500. due for contributions in lieu of were discussed and will be addressed in the final ordinance. The open space issues were also discussed. Solicitor Clemons stated it might be a good idea to find a person interested in farming the property to work with them to determine the farmable area. Chairman Pogonowski stated he is not sure whether the field should be returned to farmable condition since there is not an identifiable tenant presently. The dedication resolution will be added to the February 1<sup>st</sup> agenda.

Chairman Pogonowski asked for a motion to approved signing the Bentley subdivision plans. A motion was made by Member Lloyd, seconded by Vice Chair Magne and unanimously approved.

Solicitor Clemons discussed the Sunshine Act and the requirements for keeping minutes. He prepared a format to follow to provide training to the various boards, commissions and committees on the Sunshine Act and keeping minutes. A tentative date of March 8 at 8:00 was suggested for the training session. The Solicitor will work with the Manager to notify the various boards.

The Serwell ground lease was discussed and put on the agenda for Monday, February 1.

Solicitor Clemons discussed a letter from First National Bank. There was a difference of \$2,000 remaining on the loan balance for Chippewa Farm after paperwork was completed. As a result, the actual monthly payment will drop by approximately \$9.00.

Solicitor Clemons indicated he needs to revise the documents. Member Lloyd made a motion to approve signing the documents for the loan modification, seconded by Vice Chair Magne and approved unanimously.

Manager Pantano reported on a request for work on Anchor Run Farm using part of a Sierra Club grant obtained by the Bucks County Foodshed Alliance. Manager Pantano presented a map to the Board illustrating project limits and reviewed the work to be done. After some discussion the Board agreed to allow the Foodshed Alliance to do the work.

Manager Pantano updated the Board on the Monk/Guest Conditional Use application. He reported that it is scheduled for the Planning Commission meeting on Thursday, January 28, 2010 and the Conditional Use Hearing is scheduled for February 1.

Chairman Pogonowski announced there will be an Executive Session following this meeting to discuss possible litigation.

There being no further business to come before the Board, Member Lloyd made a motion to adjourn. All voted in favor.

Respectfully submitted,

Joseph F. Pantano  
Secretary